



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #110 - ROCKY POINT HARBOR CITY OF TAMPA

On October 4, 2006, the City of Tampa rendered Ordinance No. 2006-232 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by City Council on September 28, 2006.

BACKGROUND

On February 26, 1987, the Tampa City Council issued a Development Order (Ordinance No.9544-A) to the Babcock Company for only Phase I of the Rocky Point Office and Commercial Park. The project is located along the northside of the Courtney Campbell Causeway, across from the Island Center and Lifsey/Rocky Point DRIs.

The Development Order has been amended on five prior occasions, the latest occurring on June 22, 2000 (Ordinance No. 2000-157). The amendments have cumulatively: revised Phase II to allow 480,000 sq. ft. of additional office space; extended the Phase II buildout date and the Development Order expiration date; added a transportation stipulation regarding an improvement at the project entrance; and adopted and modified a Land Use Equivalency Matrix. The Development Order expired on December 31, 2005.

The revised phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RESTA- URANT (Sq. Ft.)	APTS. (Units)	HOTEL (Rooms)	CONDO- MINIUMS (Units)	WET SLIPS (#)
I	1989	253,393	5,000	0	203	0	0
II	12/31/2011	275,632	11,000	464	0	161	35
TOTAL		529,025	16,000	464	203	161	35

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications of the Development Order:

- modified the Land Use Equivalency Matrix to allow conversion from Hotel/Motel to Condominium units (maximum of 161 units);
- modified the Master Development Plan to recognize Condominium uses within Parcel "J";
- added 35 wet slips immediately adjacent to (and waterward of) Parcel "J";
- extended the Phase II buildout date for only Parcel J by an additional seven year period (to December 31, 2011); and
- (reactivated and) extended the Development Order expiration date by a like seven year period for only Parcel J (to December 31, 2012).

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 August 14, 2006, and with the Council' *Final Report* adopted on May 13, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #110 - Rocky Point Harbor.

DRI #110
Rocky Point Harbor
General Location Map



Tampa Bay Regional Planning Council

0 0.1 0.2 0.3 Miles

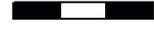


Photo Taken: February 2005

